

McKinley Park Neighborhood Plan

Public Visioning Workshop
<https://cmap.is/McKinleyPark>

05.15.2019



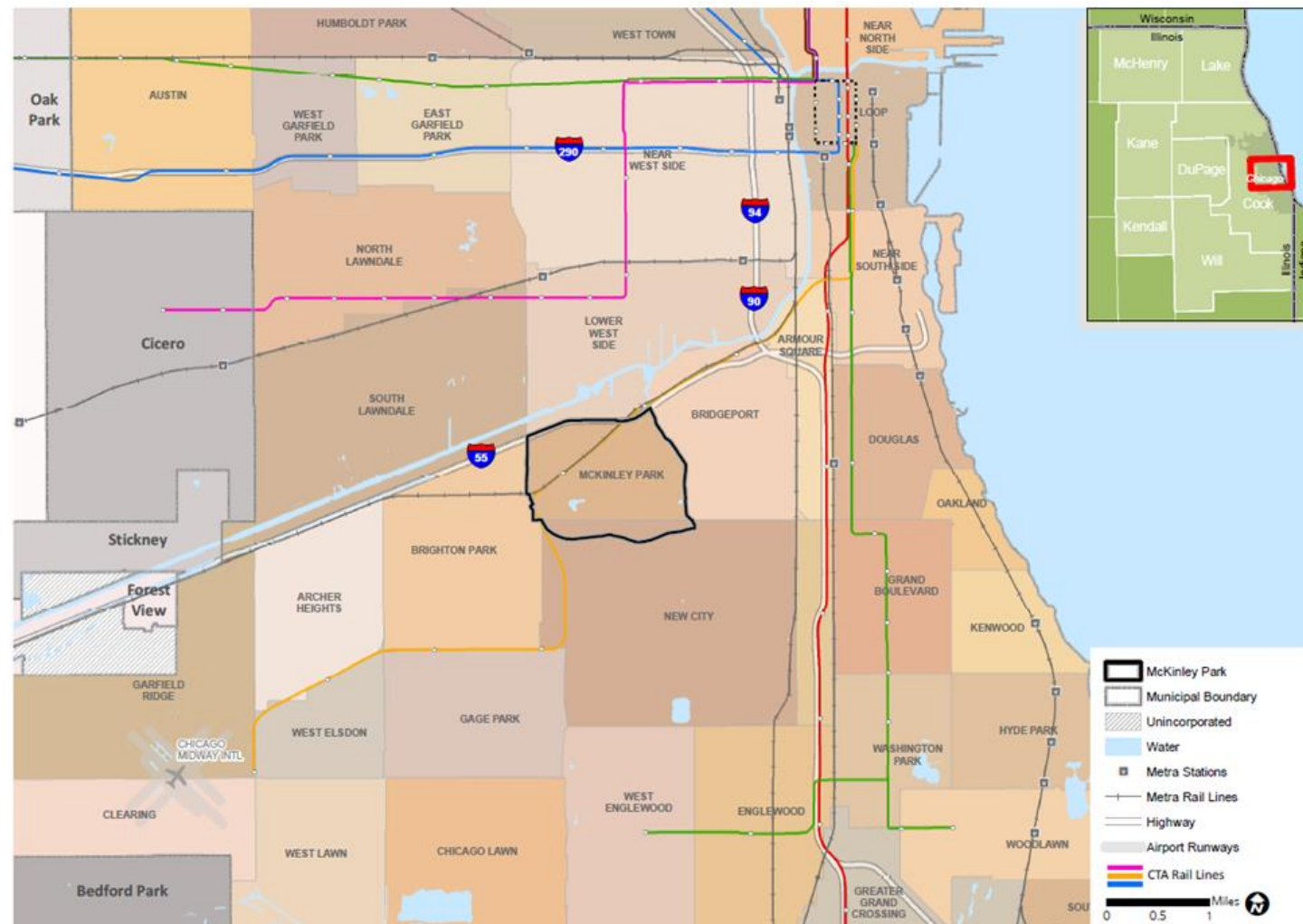
Tonight's Agenda

- 7:00 pm Welcome & Opening Remarks
- 7:10 pm Overview of Existing Conditions in McKinley Park
- 7:35 pm Visioning Activities
- 8:20 pm Closing Remarks
- 8:30 pm Adjourn

Community Profile

- Working-class neighborhood on Chicago's southwest side.
- Less than 5 miles from the loop.
- Population, 2016: 16,064
- 27.5 % population under 19 years of age.
- Racial composition: 63% Latino; 18% Asian; 17% White; 1% African American.

McKinley Park Study Area and Regional Context



Source: Chicago Metropolitan Agency for Planning, 2018

Study Area

- Planning boundaries defined by the I-55 to the north, South Branch of the Chicago River to the east, and the rail corridor to the south and west.
- Two CTA Orange Line stations
- Six CTA Bus Routes
- Three main commercial corridors

McKinley Park Study Area

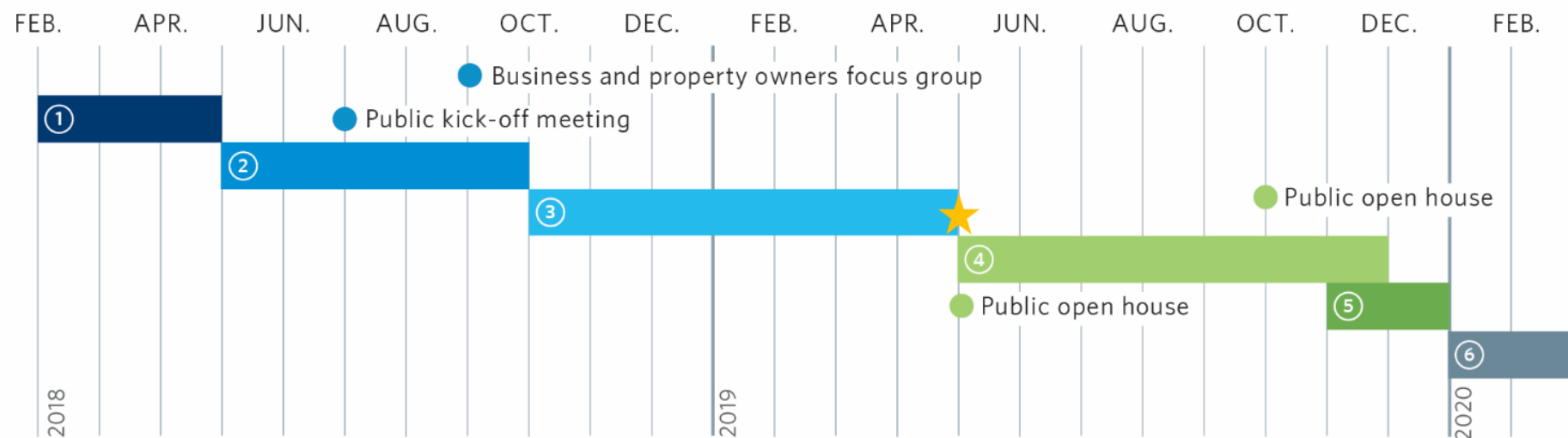


Source: Chicago Metropolitan Agency for Planning, 2018

Planning Process



McKinley Park Neighborhood Plan



1. Project orientation

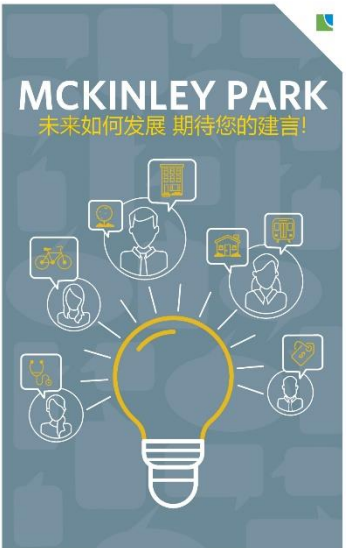
2. Community Outreach and Engagement
3. Assess existing conditions

4. Draft plan development
5. Plan completion and approval

6. Implementation

Outreach To-date

Public Engagement Activities	Number of Participants
1st Steering Committee Meeting	12
Stakeholder Interviews	17
Public Kick-off Meeting	100
MetroQuest Completed Surveys	462
Focus Group with Property and Business Owners	18
Targeted Presentations	63
Total	672



MCKINLEY PARK

未来如何发展 期待您的建言!

2018年7月18日, 星期三
6:00-8:00 p.m.

National Latino Education Institute
2011 W. Pershing Rd.
Chicago, IL 60609

社区该如何支持居民与企业日益多样化的需求?
交通基础设施能为社区带来怎样的发展机会?

McKinley Park发展理事会 (MPDC) 主导的社区规划编制工作现已启动。该规划将以居民社区、步行社区、可骑行社区为目标, 帮助McKinley Park发展活力, 规划更宜居所有社区居民。企业主、社区领导各界人士广泛征求意见。您和我们一起, 为McKinley Park的未来出谋划策。

欢迎于2018年7月18日, 星期三晚上参加我们的第一次社区规划公众讨论会。我们想知道您在心目中, McKinley Park如何发展得更好, 以及社区规划应该解决哪些与您生活息息相关的议题。公众参与可于5:30入场, 6:00起为MPDC简报会, 其间将讨论社区发展动态。选举新理事会成员。CMAP主持的社区规划公众讨论会于6:30准时开始。在规划介绍之后将进行小组讨论。期待您的参与! 也欢迎您邀请邻居和朋友一同参加。

联系人:
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丛昭 ccong@cmapp.ilinois.gov 217-417-3474

请参阅以下项目网站, 了解项目进展及更多公众参与机会:
<https://cmapp.il/McKinleyPark>
<https://mckinleyparkdevelopmentcouncil.org>

In partnership with
Chicago Metropolitan Agency for Planning
Sponsored by the Federal Highway Administration, Federal Transit Administration, U.S. Department of Housing and Urban Development, Illinois Department of Transportation, and the Chicago Council on Development

CNT

FY18-0267

McKinley Park Neighborhood Plan

Progress

Help Us Plan For The Future

WELCOME

McKinley Park residents, we want to hear from you.

CMAP is working with the McKinley Park Development Council to create a neighborhood plan to make your community more livable, walkable, and resilient for years to come.

[View Study Area \(Map\)](#) [En Espanol](#) [Chinese](#) [Begin](#)

PRIORITIES **OPPORTUNITIES** **STAY INVOLVED**

We need a Neighborhood Plan, because...

McKinley Park has not had a comprehensive planning process. The plan will ensure on-going and future reinvestment complement and do not compete with one another for limited resources.

MCKINLEY PARK DEVELOPMENT COUNCIL

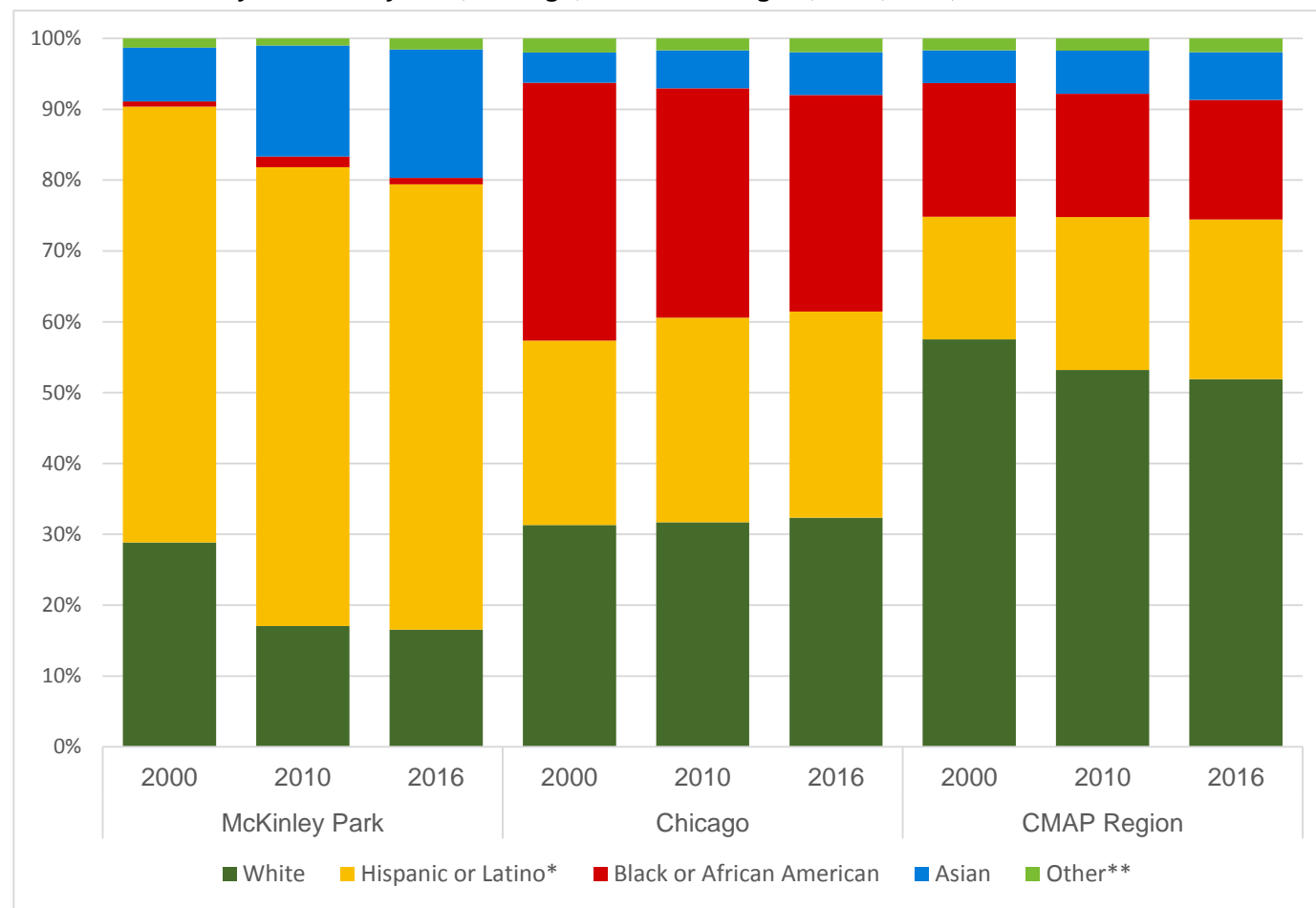
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Opportunity: *Neighborhood Diversity*

- Population has remained steady with a 3 percent increased from 2010 to 2016.
- Growth largely attributed to the continued increased in the Asian population.
- Black, Latino, and White population has decreased during this same period, 40%, 3%, & 3% respectively.

Race and Ethnicity in McKinley Park, Chicago, and CMAP Region, 2000, 2010, 2016

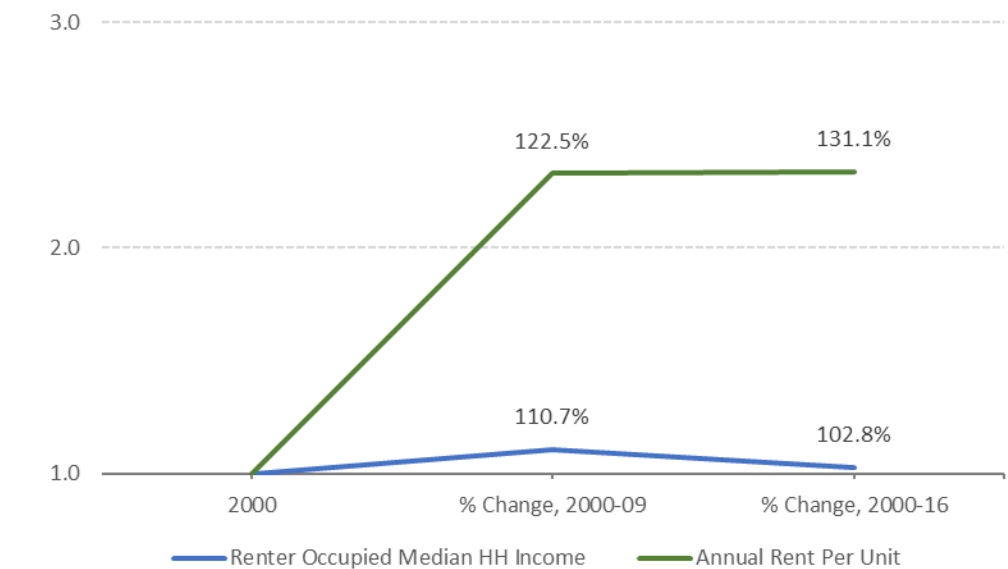


Source: CMAP Analysis of U.S. Decennial Census data 2000, 2010, and American Community Survey Five-year Estimates, 2012-16

Issue: *Threats to Housing Affordability, Choices, and Quality*

- While housing costs have increased, McKinley Park prices remain low compared to other neighborhoods in the city.
- HH Incomes are not keeping up with today's cost of living. When adjusted for inflation, Median HH Incomes are lower in 2016 than they were in 2000.
- 38% of owner households and 53% of renters are burdened by housing costs.
- 65% of housing stock was built before 1940.

Percent of Renter Occupied Household's Income Spent on Housing in 2000, 2009, 2016



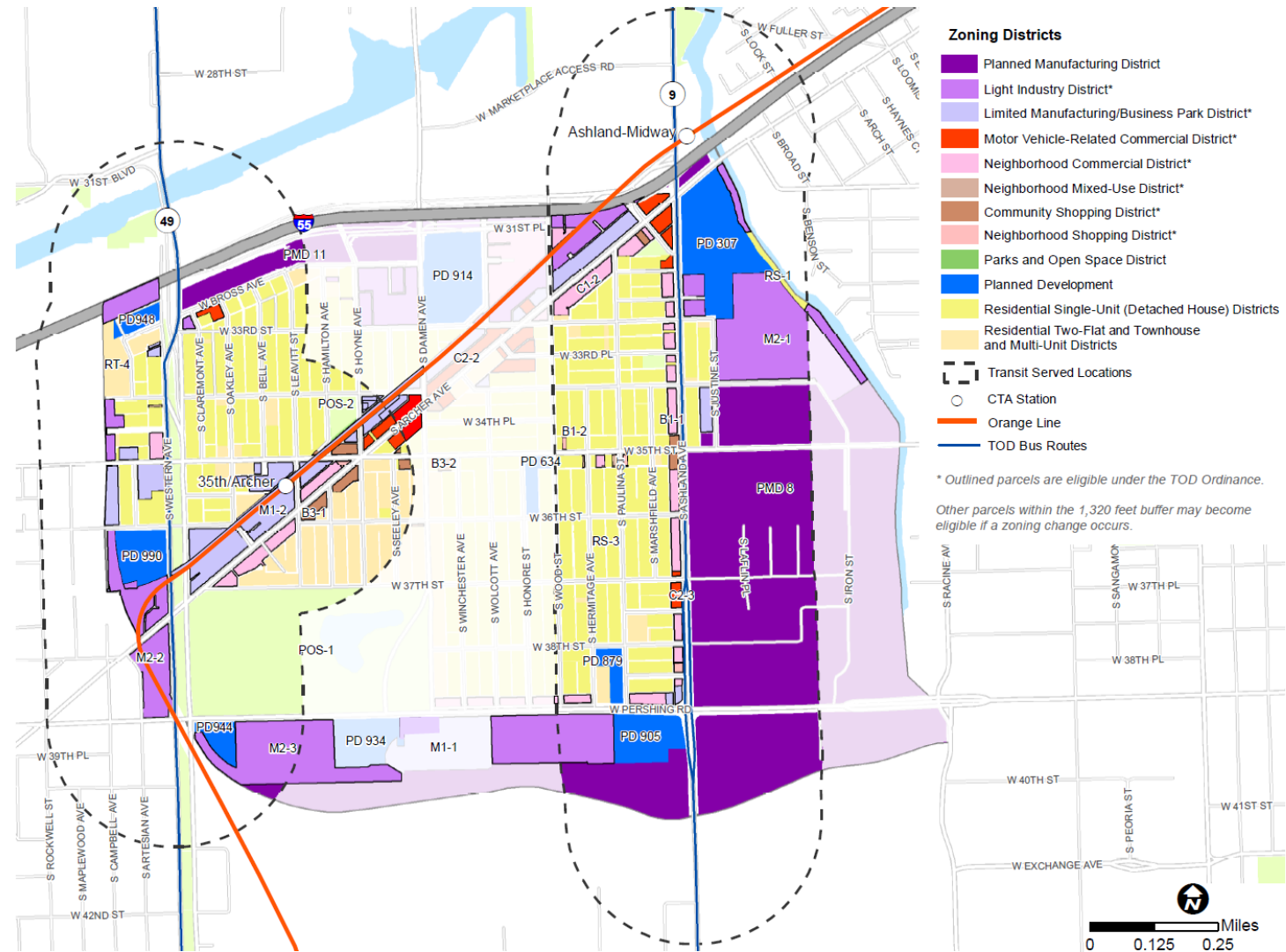
	2000	2009	2016
Renter Occupied Median HH Income	28,990	32,090	29,804
Annual Rent Per Unit	5,124	6,276	6,720
% of HH Income spent on Housing	17.68%	19.56%	22.55%

Source: CMAP Analysis of the 2000 U.S. Decennial Census data and American Community Survey Five-year Estimates, 2005-09 and 2012-16

Opportunity: *E-TOD*

- Under the 2019 TOD ordinance, a large number of properties are TOD eligible.
- Preserving housing affordability was identified as a top priority for the community.
- Transit-served areas conflict with high intensity permitted uses. This poses safety concerns to pedestrians due to high traffic volumes.

TOD Eligible Areas in McKinley Park



Source: Chicago Metropolitan Agency for Planning, 2019

Issue: *Condition of Commercial Corridors*

McKinley Park Roadway Jurisdiction and Average Daily Traffic Count

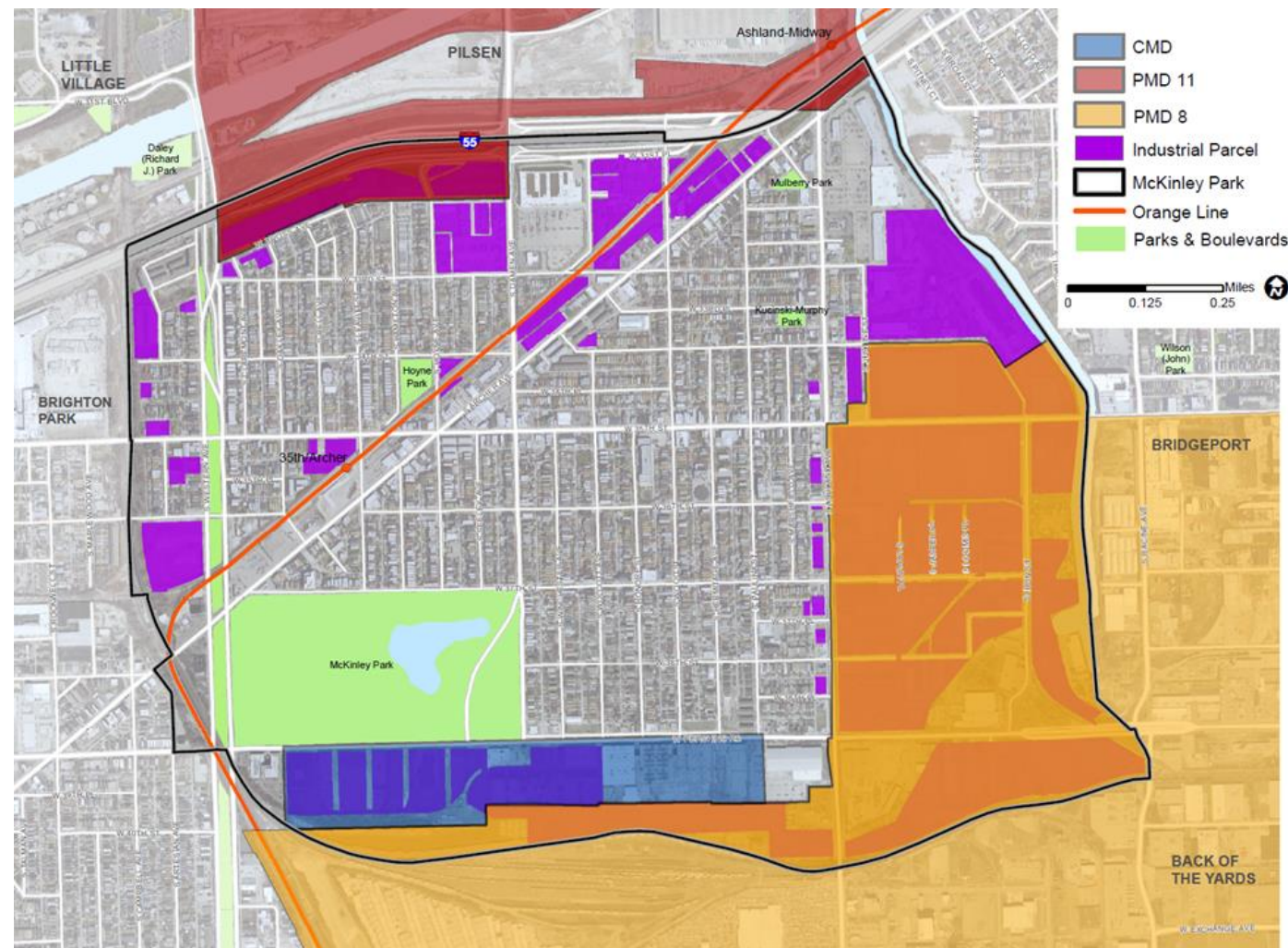


Ashland Avenue

Opportunity: *Modernize the Central Manufacturing District*

- A significant portion of McKinley Park (26.6 %) is devoted to manufacturing & industrial uses.
- Excellent freight rail network and easy access to the interstate makes it appealing for industries to locate in the study area. However, these uses presents challenges for local residents.
- Two buildings within the CMD are part of a global C40 Reinventing Cities competition.

Planned Manufacturing District Zoning in McKinley Park



Source: Chicago Metropolitan Agency for Planning, 2019

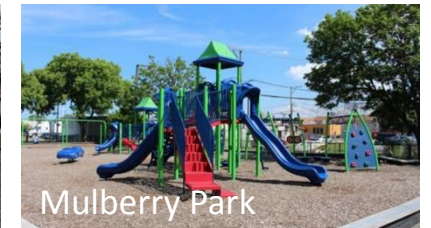
Opportunity: *River, Parks, and Open Space*

Park Acreage by Type in McKinley Park

Name	Park Type	Acres
McKinley Park	Regional Park	69.3
Hoyne Park	Neighborhood Park	2.0
Kucinski-Murphy Park	Neighborhood Park	0.7
Mulberry Playlot Park	Neighborhood Park	0.6
TOTAL		72.5

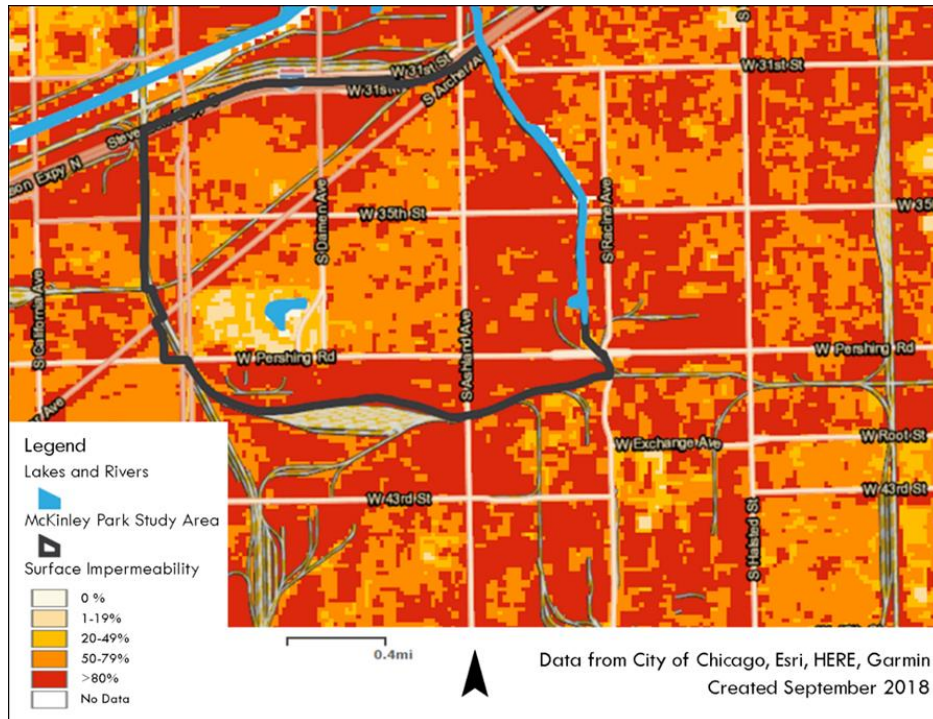
Source: Chicago Park District Park Locations, 2016

- A number of programming activities in the neighborhood provide for an active and cohesive community. However, many of these programs are run by community volunteers.

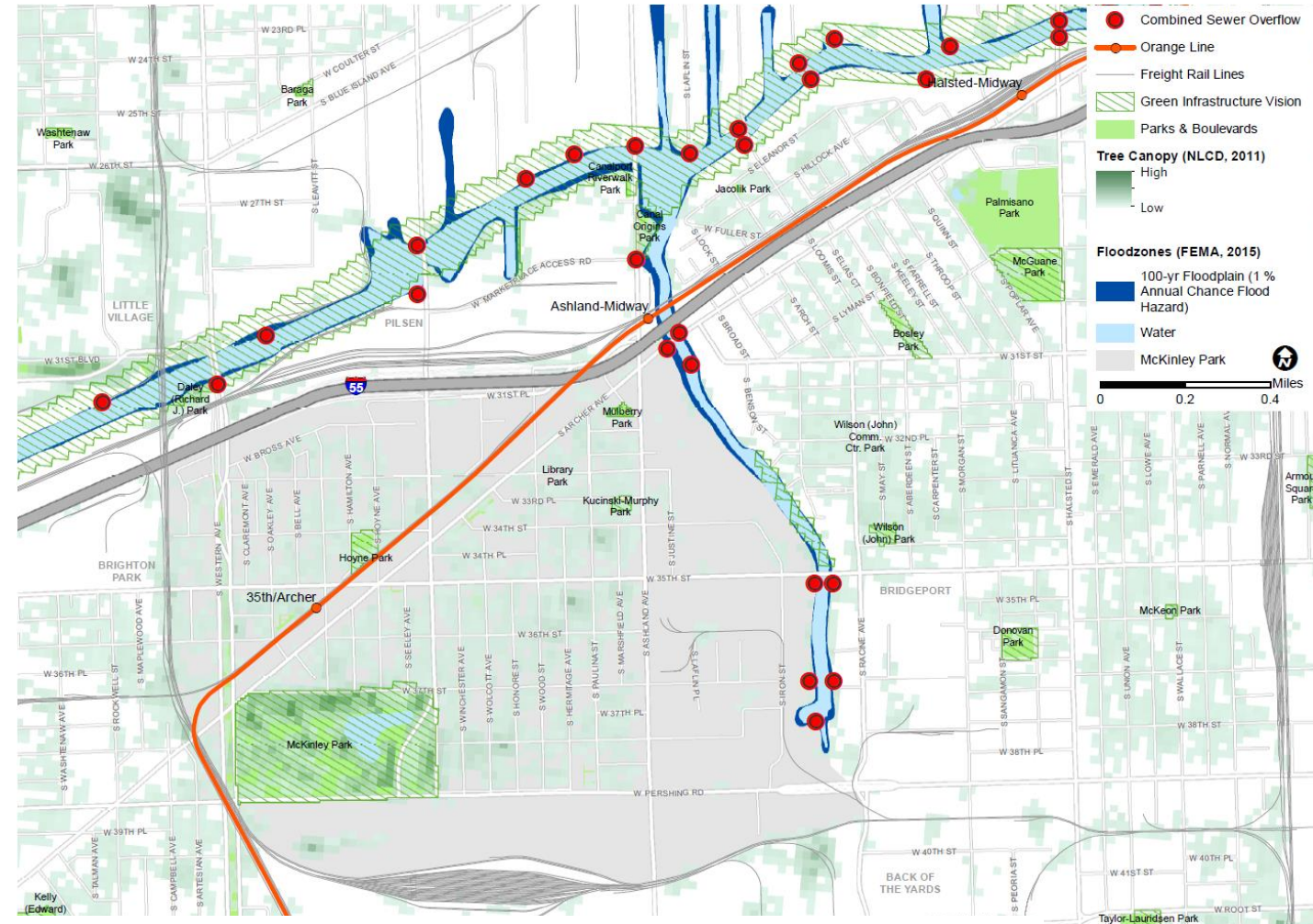


Issue: *Stormwater Management*

- 80% of impervious cover are located in industrial uses and along Archer Avenue.



McKinley Park Natural Environment Resources



Source: Chicago Metropolitan Agency for Planning, 2019

Looking Forward

- ***Diversity.*** Maintain the neighborhood's diversity by preserving a wide range of housing options for various income levels is desired.
- ***Reinvestment.*** Promote equitable mixed-used development, with a focus on areas with access to transit and amenities.
- ***Mobility.*** Identify missing connections and infrastructure improvements so that pedestrians, bicyclist, commuters, and drivers can easily get around.
- ***Modernize.*** Target renewal projects to help maintain jobs locally and ensure the health and well-being of residents.
- ***Resilience.*** Achieve resilience by making infrastructure, natural systems, and social structures more durable.

Break-out Activity (45 minutes)

Informational Posters

WHAT IS A NEIGHBORHOOD PLAN?

In 2018, the McKinley Park Development Council (MPDC) began a process to create a Neighborhood Plan for McKinley Park. The Plan will outline the community's vision and define policies to help achieve that vision.

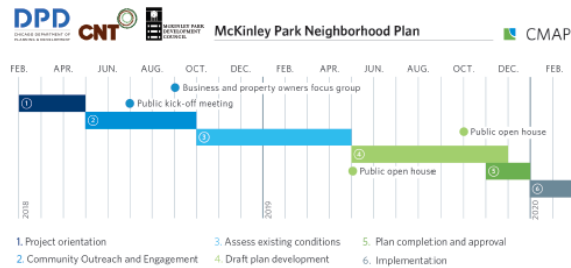
McKinley Park's location and strong sense of community makes it ideal for residents and businesses alike. Based on results from the next phase of outreach and the existing conditions analysis, MPDC, in partnership with the Chicago Metropolitan Agency for Planning (CMAP) and the Chicago Department of Planning and Development (DPD), will draft plan recommendations.

MCKINLEY PARK'S NEED FOR A NEIGHBORHOOD PLAN

McKinley Park has not had its own plan to guide development in ways that align with community priorities. The neighborhood plan will help establish a unified vision of what the community aspires to be and provide a roadmap to achieve that vision. In addition to serving as a framework for future reinvestment and redevelopment in the community, the plan seeks to explore and promote new opportunities that reflect changes in the community and the surrounding socioeconomic landscape.

WHAT IS A VISIONING WORKSHOP?

Neighborhood plans are based on a vision created by the community. You can describe what you think your community should be in 10 years. It may look much different, or it may look largely the same. It is up to you and your community to decide. In establishing a vision, you should be bold about what you want to see and not feel constrained by "it will never happen."



READ THE EXISTING CONDITIONS REPORT (ECR) & STAY INVOLVED:

<https://cmap.is/McKinleyPark>

The ECR documents eight months of research, analysis, and outreach activities. It is an overview of the current conditions in the study area.

MPDC received a grant for technical assistance to develop a Neighborhood Plan from CMAP. CMAP is the regional planning organization for the northeastern Illinois counties of Cook, DuPage, Kane, Kendall, Lake, McHenry, and Will.

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COMMUNITY OUTREACH



COMMUNITY OUTREACH PROCESS & PARTICIPATION

- 1 STEERING COMMITTEE MEETING**
The first Steering Committee meeting was held on 5/17/18. Members discussed the strengths of the neighborhood and what they would like to see addressed in the plan.
- 2 STAKEHOLDER INTERVIEWS**
CMAP conducted confidential interviews with key stakeholders, including institutional and neighborhood leaders, business owners, and elected officials.
- 3 PUBLIC KICK-OFF MEETING**
A public kick-off meeting was held on 7/18/18. Participants divided into small groups with maps to identify shared priorities for the future of McKinley Park.
- 4 FOCUS GROUP**
A "first-of-its-kind" focus group with business and property owners was held on 9/19/18. Participants gathered to identify shared priorities for economic opportunities in the study area.
- 5 ONLINE SURVEY**
To be as inclusive as possible and reach a broader audience, CMAP also developed an interactive website to engage people who could not attend meetings.
- 6 TARGETED OUTREACH**
CMAP staff attended various community group meetings and local events to reach a broad range of participants.
- 7 CURRENT STAGE**
The goal of tonight's visioning workshop is to solicit information on how residents envision the future of the community in the next 5 to 10 years.
- 8 NEXT STEPS**
Open House for Draft Plan, TBD Fall 2019.

PUBLIC ENGAGEMENT ACTIVITIES	NUMBER OF PARTICIPANTS
Steering Committee Members	15
Stakeholder Interviews	17
Public Kick-off Meeting	100
MetroQuest Online Survey	462
Focus Group with Property & Business Owners	18
Targeted Presentations	63
Total	675

Outreach Results (So Far)
The engagement process highlighted a number of recurring themes that include a need to maintain a variety of housing options, commercial corridor revitalization, a shared community vision for the Central Manufacturing District (CMD), and active transportation investments.

Central Manufacturing District
Most participants expressed a desire to maintain the industrial heritage of the neighborhood but had also expressed health and nuisance concerns related to those uses. The asphalt plant rose as a major concern related to environmental quality and highlighted the need for improved transparency in the development approval process.

Housing Affordability
Longtime residents reported their desire to preserve the close-knit and diverse culture that exists in their community. Gentrification and displacement were identified as a priority concern with the need to maintain housing affordability.

Economic Development
Stakeholders mentioned the need to support local businesses, particularly along 35th Street, and prioritize economic development along main commercial corridors. Attracting new economic development opportunities while also identifying ways to promote and retain existing businesses was a top priority.

Safety & Mobility
Safety for those walking and biking in the neighborhood is a primary concern, particularly along high traffic corridors like Archer Avenue. Many people would like see designated bike lanes and trails for active transportation, as well as streetscape improvements for pedestrians.

Programming
Community-based programming for all ages was also a key priority for many residents.

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Visioning Posters

GUIDING PRINCIPLES

PLACE YOUR DOT NEXT TO THE GUIDING PRINCIPLE THAT YOU AGREE WITH THE MOST.
USE POST-IT NOTES TO PROVIDE COMMENTS.

DIVERSITY. Maintain the neighborhood's diversity by preserving a wide range of housing options for various income levels is desired.

REINVESTMENT. Promote equitable mixed-used development, with a focus on areas with access to transit and amenities.

MOBILITY. Identify missing connections and infrastructure improvements so that pedestrians, bicyclists, commuters, and drivers can easily get around.

MODERNIZE. Target renewal projects to help maintain jobs locally and ensure the health and well-being of residents.

RESILIENCE. Achieve resilience by making infrastructure, natural systems, and social structures more durable.

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EQUITABLE TRANSIT-ORIENTED DEVELOPMENT

How do you envision future development around transit areas?
Place an image and/or post-it note with your ideas.

WHAT TYPE OF AMENITIES & STREETSCAPE ELEMENTS
WOULD YOU LIKE TO SEE NEAR TRANSIT AREAS?
(BENCHES, BUS SHELTERS, BIKE RACKS, TREES,
TRANSIT ARRIVAL TIMES, ETC.)

WHAT TYPE OF USES WOULD YOU LIKE
TO SEE NEAR TRANSIT AREAS?

HOW DO YOU ENVISION THE CHARACTER
OF THESE AREAS?

What is your **BIG** idea?

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COMMERCIAL CORRIDORS

How do you envision the character of McKinley Park's commercial corridors in the next 5 - 10 years?
Place an image and/or post-it note with your ideas.

35TH STREET

ASHLAND AVENUE

ARCHER AVENUE

What is your **BIG** idea?

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CENTRAL MANUFACTURING DISTRICT

How do you envision the character of the Central Manufacturing District in the next 5 - 10 years?
Place an image and/or post-it note with your ideas.

PROJECTS, POLICIES & AMENITIES
TO IMPROVE MOBILITY AND SAFETY

TYPES OF SUSTAINABLE PRACTICES

TYPES OF PROGRAMS/SERVICES

What is your **BIG** idea?

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NEIGHBORHOOD IDENTITY

How do you envision the identity of the community in the next 5 - 10 years (services, programming, amenities)?
Place an image and/or post-it note with your ideas.

ARTS & CULTURE

PARKS & OPEN SPACE

RIVER

What is your **BIG** idea?

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HOUSING

What type of housing is most needed in McKinley Park?
Place one sticker dot in the box showing your choices for the most needed housing type.

ACCESSORY DWELLING
UNITS/ COACH HOUSES

ONE- OR TWO-FAMILY
HOUSE

2 - 4 UNIT BUILDINGS

SMALL-SCALE
APARTMENT BUILDINGS
(3-4 STORIES)

MULTI-FAMILY BUILDING
(WITH OR WITHOUT RETAIL)



What is your **BIG** idea?

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Kids Corner

"KIDS CORNER"



HOW CAN WE MAKE MCKINLEY PARK BETTER?
LEAVE YOUR IDEAS & DRAWINGS BELOW

Next Steps

- Synthesize findings from tonight's meeting
- Draft recommendations memo
- Develop draft neighborhood plan
- Review Draft Plan
- Public Open House
- Plan Approval

<https://cmap.is/McKinleyPark>